

City Council
Atlanta, Georgia

00- 0 -1638

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-80
9/12/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **881-883 Custer Avenue, S.E.**, be changed from the **R-4 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

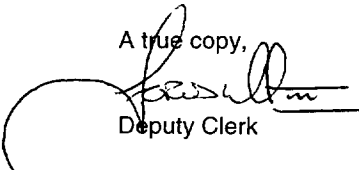
ALL THAT TRACT or parcel of land lying and being in Land Lot **24** the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19, entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,


Deputy Clerk

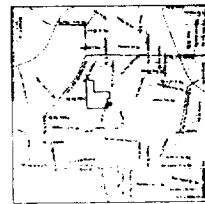
ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

DEC 04, 2000

DEC 13, 2000

CONDITIONS FOR Z-00-80

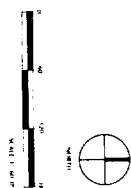
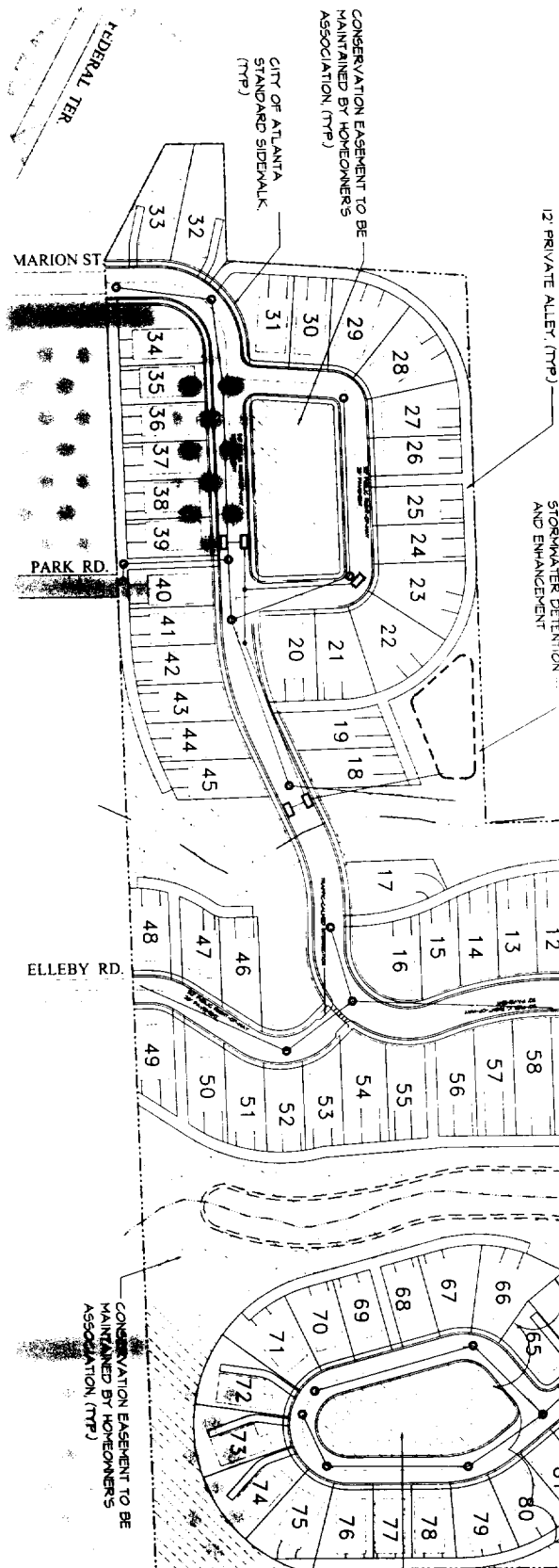
- 1) A site plan that is similar to the one that is titled "Custer Avenue PD-H; 881-883 Custer Avenue, Fulton County, Georgia: Site Plan", which was prepared by ECOS Environmental Design, Inc. as Project Number 0011 on September 8, 2000, which was stamped as "RECEIVED" by the Bureau of Planning on October 23, 2000, which indicates the proposed Floor Area Ratio.
- 2) A tree protection plan which meets the City Arborist's specifications.
- 3) Documentation of the creation of satisfactory legal mechanisms for the following:
 - a. Maintenance of the applicant's proposed private alleys.
 - b. Maintenance of the applicant's proposed conservation easements.
 - c. Maintenance of the applicant's proposed public walking trail.
- 4) Construction of the public walking trail in an acceptable permanent material, with the provision of proper drainage and the placement of benches and refuse receptacles.
- 5) No vehicular access from Casanova Street.
- 6) Certification from Georgia Power Company that the location of residential lots within the existing Georgia Power Transmission Line easement is acceptable (otherwise, the relocation of the lots out of the easement to acceptable new locations).
- 7) No broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications (specifically including cellular towers for mobile telephone systems) shall be permitted on this site.



SITE MAP

SETBACKS:
FRONT YARD: 10 FT
CORNER LOT SIDE YARD: 10 FT
SIDE YARD: 5 FT
REAR YARD: 5 FT

ALL ROADS AND RIGHT-OF-WAYS
TO BE DEDICATED TO THE CITY OF
ATLANTA



NO.	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR PERMIT
2	10/1/00	ISSUED FOR PERMIT
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4	10/1/00	ISSUED FOR PERMIT
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SITE PLAN

100

CUSTER AVENUE P
881-883 CUSTER AVENUE
FULTON COUNTY, GEORGIA

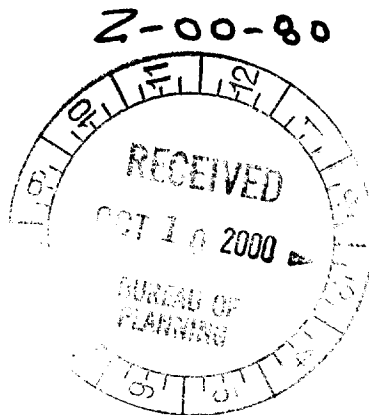
ECOS

ECOS ENVIRONMENTAL DESIGN, INC.
200 ELIZABETH STREET, SUITE 400
ATLANTA, GEORGIA 30307
FAX 404-275-9111 PHONE 404-275-7900

Legal Description of Property

All that tract or parcel of land lying or being in Land Lot 24 of the 14th district of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at the southeast corner of said Land Lot and running thence west along the south line of said Land Lot 833.6 feet, more or less, to a point; thence running south 89 degrees 50 minutes west 640 feet to a point marked by an iron pin; thence running north 61 degrees 39 minutes west 158.4 feet, more or less, to a point; thence running due north 43.6 feet to a point; thence running due east 160 feet to a point; thence running north 4 degrees 53 minutes east 252.4 feet to a point; thence running north 88 degrees 56 minutes east 614.5 feet to a point; thence running north 0 degrees 57 minutes west 84.3 feet to a point now or formerly marked by a stone near a branch; thence running north 6 degrees 44 minutes west 313.3 feet to a point marked by an iron pin; thence running north 0 degrees 2 minutes west 262.6 feet, more or less, to a point; thence running east 10 feet to a point marked by an iron pin; thence running north 4 degrees 51 minutes west 137.8 feet to an iron pin on the south side of Custer Avenue; thence running north 88 degrees 58 minutes east along the south side of Custer Avenue 345.7 feet to a point; thence running south 14 degrees east 122.6 feet to a point; thence running north 89 degrees 28 minutes east 258.9 feet to a point; thence running south 0 degrees 10 minutes east 240 feet to a point; thence running north 89 degrees 28 minutes east 240 feet to a point; thence running south 0 degrees 10 minutes east 360.5 feet to a point marked by an iron pin; thence running south 465.4 feet to said point of beginning.



RCS# 2486
12/05/00
12:52 AM

Atlanta City Council

Regular Session

MUTIPLE

00-O-1638 & 00-O-1642

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	B Thomas
Y Starnes	NV Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MUTIPLE

00-0-1638

(Do Not Write Above This Line)

AN ORDINANCE
BY: ZONING COMMITTEE Z-00-80

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 881-883 CUSTER AVENUE, S.E., FRONTING 345.7 FEET ON THE SOUTH SIDE OF CUSTER AVENUE BEGINNING 940 FEET EAST FROM THE SOUTHEAST CORNER OF FUNSTON STREET. DEPTH: VARIES; AREA: 26.23 ACRES; LAND LOT 24, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: MOHAMMED M. MALAK
APPLICANT: BRADLEY M. THOMPSON
NPU-W COUNCIL DISTRICT 1

ADOPTED BY
DEC 04 2000

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 10-16-00
Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

COUNCIL ACTION

☒ 2nd

Readings

☐ 1st & 2nd☐ 3rd☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
DEC 4 2000

ATLANTA CITY COUNCIL PRESIDENT

Robert R. Parker

CERTIFIED
DEC 04 2000

Paul Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

DEC 13 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW